

TITLE 8 DEVELOPMENT CODE
DIVISION 7: GENERAL DESIGN STANDARDS
CHAPTER 8: GENERAL SETBACK REGULATIONS.

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87.0801 Introduction.

Except as provided in this chapter all yards or setbacks shall be as set forth in the land use districts or zones.

Readopted Ordinance 3341 (1989)

87.0805 General Provisions.

(a) Where setbacks are provided within a land use district, front yard setbacks shall mean distance from a road right-of-way unless otherwise specified within this section.

(b) Where setbacks are provided within a land use district, side and rear yard setbacks are from adjacent lot lines unless otherwise specified within this section.

(c) Yards or other open spaces required around an existing building or which are hereafter provided around any building for the purpose of complying with the yard provisions of a land use district shall not be considered as providing a yard or open space for any other building.

(d) Yards or required open space on an adjoining lot shall not be considered as providing a yard or open space on a lot whereon a building is to be erected.

(e) On through lots, front yards shall be provided on all street frontages.

(f) If any future right-of-way line has been established by provisions of a specific ordinance, planning area, specific plan, or similar document, the measurement of the yard shall be made from the future right-of-way or future property line.

(g) All street setbacks shall include provision for a minimum half-width of thirty (30) feet for any valley or desert right-of-way and twenty (20) feet for any mountain right-of-way unless otherwise specified by provisions of a specific ordinance, planning area, specific plan or similar document.

(h) Side yards on the street sides of corner lots require the same building setback as do front yards unless otherwise specified within the provisions of a land use district, ordinance, planning area overlay, specific plan or similar regulation.

(i) When the side lines of a lot converge to a point or to a rear lot line narrower than ten (10) feet, for setback purposes the rear lot line is considered to be a line parallel to the front lot line measuring ten (10) feet between the two side lot lines. The rear yard depth is measured from the ten (10) foot line to the nearest part of the principal building on the lot.

(j) For the purposes of side yard regulations, the following dwellings with common party walls shall be considered as one building occupying one lot: semi-detached two- and four-family dwellings, row dwellings, group dwellings and court apartments.

(k) Street setback lines, as delineated on all Final Maps, Parcel Maps, and Records of Survey maps recorded in said County between March 1, 1948 and January 1, 1987, or on Composite Development Plans on file with the Office of Building and Safety shall be the street and yard setback distances required on the property within said Final Maps, Parcel Maps, or Records of Survey. Notwithstanding any other provisions of the Development Code, any request to modify or deviate from a building setback line designated on a recorded map or final map shall be made in accordance with the provisions of Section 83.030905 regarding variances.

(l) A structure shall not be constructed across the property line(s) of two or more contiguous lots. If the placement of a proposed structure would otherwise cross the property line of two or more contiguous lots held by the same owner, prior to the issuance of a building permit, the property owner must apply for and receive an approved voluntary lot merger, lot line adjustment or parcel map to move or eliminate the property line in question. The lot line adjustment process may be used if the parcels will still meet the development standards of the land use district in which the parcels are located.

(m) Front street setback lines shall be established, so wherever possible the yard width at such a setback line is at least the minimum width specified by the applicable land use district, unless otherwise allowed by this Title.

(n) The minimum front yard, street side yard and rear yard setback requirement from private road easements shall be fifteen (15) feet in Mountain Area and twenty-five (25) feet in Valley and Desert Areas from the recognized easement line. This rear yard setback shall apply only when the easement is used to access two or more lots.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3657 (1996); Amended Ordinance 3864 (2002)

87.0810 Exceptions.

In computing the depth of a rear yard where such yard opens into an alley, one-half (1/2) the width of such alley may be assumed to be a portion of the required rear yard.

Readopted Ordinance 3341 (1989)

87.0815 Clear Sight Triangles.

(a) Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all ninety (90) degree angle intersections of public rights-of-way and private driveways, through the following measures:

(1) There shall be no man-made visual obstruction in Clear Sight Triangles except by no more than two (2) posts or columns each with a width no greater than twelve (12) inches.

(2) There shall be no monument signs, walls or fences allowed within a Clear Sight Triangle.

(b) Clear Sight Triangles are right triangles which are measured as follows:

(1) The ninety (90) degree angle is formed by the intersection of either;

(A) The intersection of the edges of two (2) roadways as measured at the edge of their ultimate planned right-of-way; or

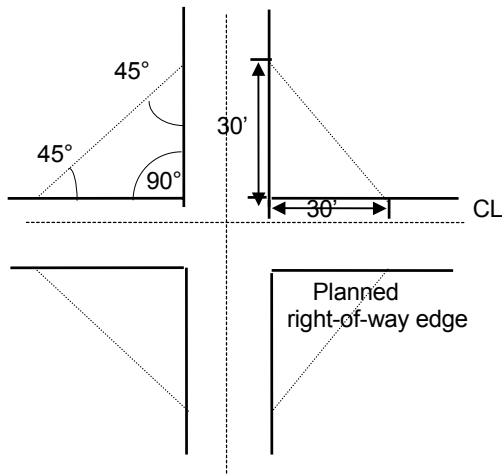
(B) The intersection of the edge of a private driveway or alley and the edge of the ultimate planned right-of-way of an intersecting roadway.

(2) The two (2) forty-five (45) degree angles of a Clear Sight Triangle shall each be located as follows:

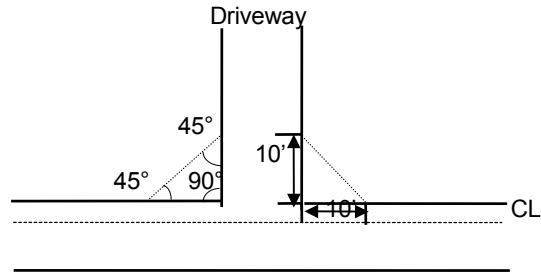
(A) Roadway Intersections. Thirty (30) feet from the roadway intersection.

(B) Private Driveway or Alleyway. Ten (10) feet from the intersection.

CLEAR SIGHT TRIANGLES



ROADWAY INTERSECTIONS



**PRIVATE DRIVEWAY
OR ALLEYWAY**

Readopted Ordinance 3341 (1989)